PT OF LOT 74
IN OR 2051/127 BEING PARCEL 2
RIVERSIDE ESTATES #1 PB 5/171

LOCKE TALLULAH C
2125 DEWEYS PL
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0074-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DEWEYS PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,904
TOTAL MARKET VALUE	5,904
SOH/AGL Deduction	1,582
ASSESSED VALUE	4,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,322
TOTAL JUST VALUE	5,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0127	6/03/2016	WD	Q	I	05	175,000
GRANTOR: FOURAKER EARL & SABRI						
GRANTEE: LOCKE TALLULAH C						
1969/1859	3/25/2015	WD	U	V	37	3,000
GRANTOR: SISLEY JASON WILLIAM						
GRANTEE: FOURAKER EARL & SAB						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0004	OR	0.00	0.00	0.25	AC		1.00	1.00	0.80	30,000.00	24,000.00	5,904							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.25 Total Land Value: 5,904 Market: 0 Agricultural: 0 Common: 5,904 PRINTED 08/02/2023 BY SYS